

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: June 14, 2005
Public Hearing: July 5, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of a portion of Section 22, Block 81, Tsp 1, Texas And Pacific Railroad Company Survey, El Paso, El Paso County, Texas from R-F (Ranch-Farm) To R-3A (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code.

Applicant: Tropicana Development, Inc. ZON05-00036 (District 4)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*******REQUIRED AUTHORIZATION*******

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 22, BLOCK 81, TSP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO R-3A (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Section 22, Block 81, TSP 1, Texas and Pacific Railroad Company Survey, El Paso, El Paso County, Texas be changed from R-F (Ranch-Farm) to R-3A (Residential), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO

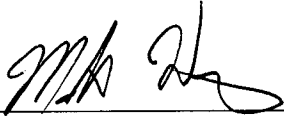
ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

(Signatures continue on following page)

APPROVED AS TO FORM:



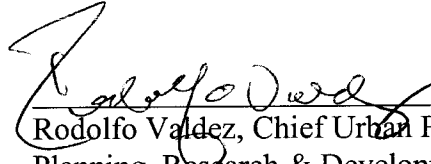
Matt Watson
Assistant City Attorney
Doc No. 13329

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

June 6, 2005

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PRESI ORTEGA, JR.
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00036

The City Plan Commission (CPC), on June 2, 2005, voted **7 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

STAFF REPORT

Rezoning Case: ZON05-00036

Property Owner(s): City of El Paso

Applicant(s): Tropicana Homes

Representative(s): Del Rio Engineering

Legal Description: A portion of Section 22, Block 81, TSP 1, Texas and Pacific Railroad Company Survey

Location: US 54 and Sean Haggerty

Representative District: # 4

Area: 120.7 Acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Vacant

Proposed Zoning: R-3A (Residential)

Proposed Use: Residential

Recognized Neighborhood Associations Contacted: Northeast Healthy Communities & Northeast Civic Association

Surrounding Land Uses:

North -	R-F (Ranch-Farm) / Vacant
South -	R-F (Ranch-Farm) / Vacant
East -	R-F (Ranch-Farm) / Vacant
West-	R-5/sc (Residential/Special Contract) / Single-Family, R-3A (Residential) / Single Family

Year 2025 Designation: Residential and Commercial (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, June 2, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON05-00036

General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3A (Residential) in order to permit Single-Family Residential. The property is 120.7 acres in size and is currently Vacant. Access is proposed via Loma Real, Marcus Uribe, Loma De Paz, and Sean Haggerty. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received **no calls or letters** in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning from R-F (Ranch and Farm) to R-3A (Residential).

The recommendation is based on the following:

“provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential and Commercial land uses.

R-3A (Residential) zoning permits Single-Family Residential and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-3A (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Single-Family Residential be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

No comments.

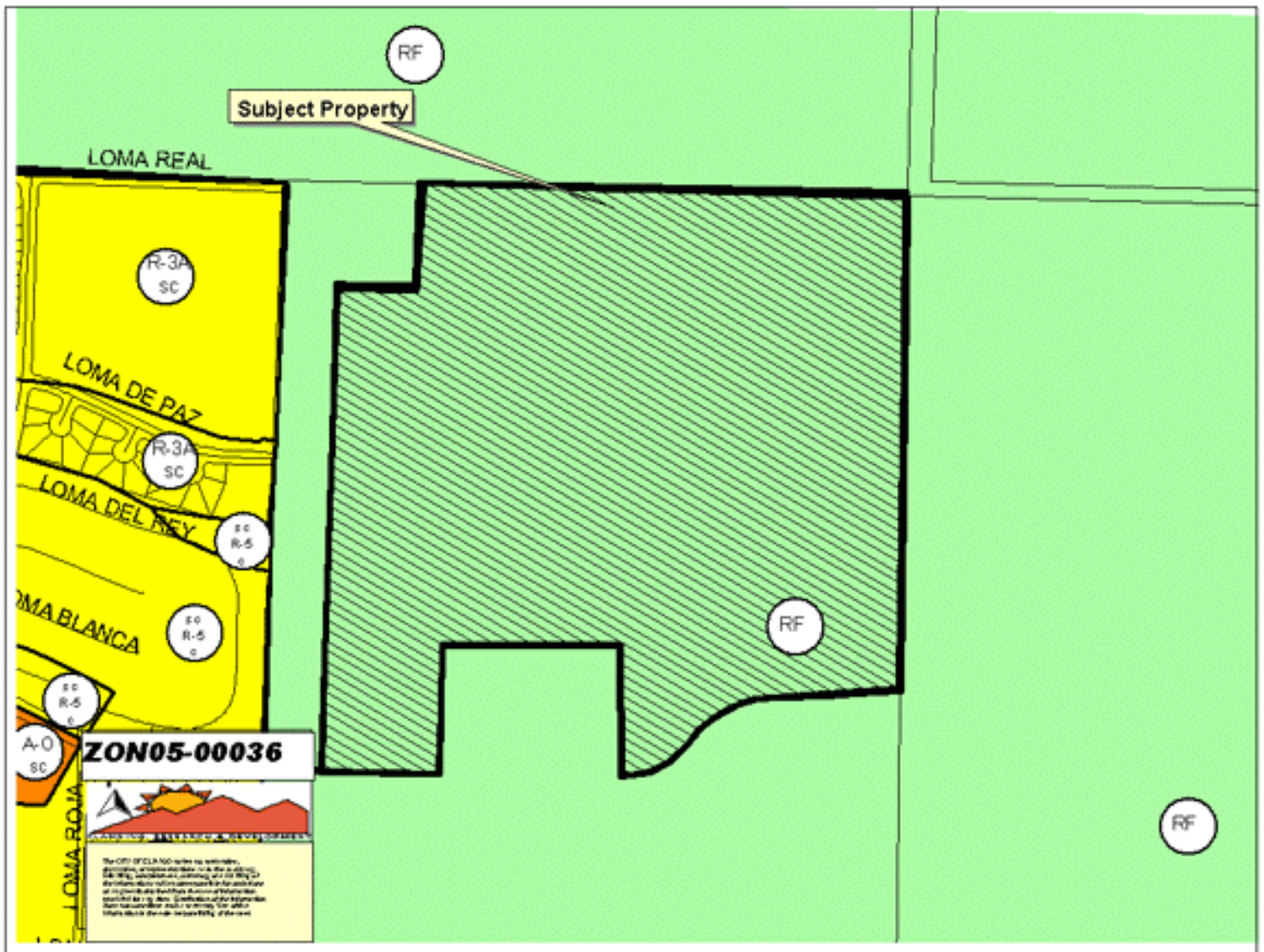
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Residential and Commercial land uses.
- B. R-3A (Residential) zoning permits Single-Family Residential and **is compatible** with adjacent development.

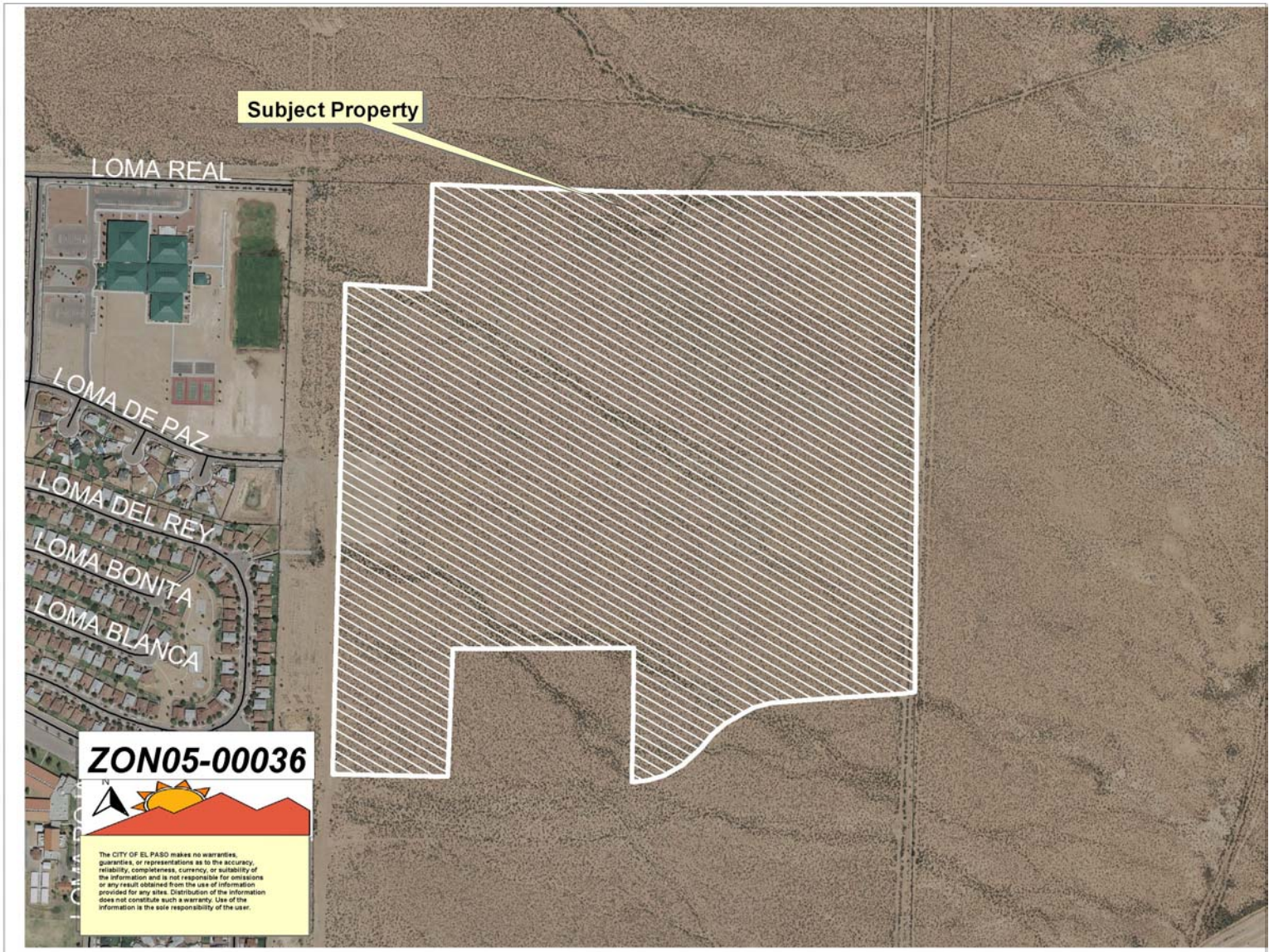
ATTACHMENT: Site Plan; Location Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN

